

**CALIFORNIA MANUFACTURED HOUSING
CRIME FREE LEASE ADDENDUM**

In consideration of the execution or renewal of a lease of the mobilehome site identified in the lease, Owner and Resident agree as follows:

1. Resident, any members of the resident's household or a guest or other person under the resident's control agree to live a "Crime Free Lifestyle" and shall not engage in criminal activity, including drug-related criminal activity, on or near the said premises. "Drug-related criminal activity" means the illegal manufacture, sale, distribution, use, or possession with intent to manufacture, sell, distribute, or use of a controlled substance (as defined in Section 102 of the Controlled Substance Act [21 U.S.C. 802]).

2. Resident, any member of the resident's household or a guest or other person under the resident's control shall not engage in any act intended to facilitate criminal activity, including drug-related criminal activity, on or near the said premises.

3. Resident or members of the household will not permit the mobilehome site to be used for, or to facilitate criminal activity, including drug-related criminal activity, regardless or whether the individual engaging in such activity is a member of the household, or a guest.

4. Resident, any member of the resident's household or a guest, or another person under the resident's control shall not engage in the unlawful manufacturing, selling, using, storing, keeping, or giving of a controlled substance as defined in Health & Safety Code ' 11350, et seq., at any locations, whether on or near the mobilehome site, common areas of the Park or otherwise.

5. Resident, any member of the resident's household, or a guest or another person under the resident's control shall not engage in any illegal activity, including: prostitution as defined in Penal Code ' 647(b); criminal street gang activity, as defined in Penal Code ' 186.20 et seq.; assault and battery, as prohibited in Penal Code ' 240; burglary, as prohibited in Penal Code ' 459; the unlawful use and discharge of firearms, as prohibited in Penal Code ' 245; sexual offenses, as prohibited in Penal Code ' 269 and 288, or any breach of the lease agreement that otherwise jeopardizes the health, safety and welfare of the landlord, his agent or other tenant or involving imminent or actual serious property damage.

6. Resident, any member of the resident's household, or a guest or another person under the resident's control shall not engage in any activities that otherwise jeopardizes the health, safety and welfare of the landlord, his agent or other tenants of the park which constitutes substantially annoying conduct. Pursuant to Civil Code section 798.56(b), a tenancy shall be terminated for substantially annoying conduct.

7. In case of conflict between the provisions of this addendum and any other provisions of the lease, the provisions of the addendum shall govern.

8. This LEASE ADDENDUM is effective as of the date

_____ Date: _____
Resident Signature

_____ Date: _____
Resident Signature

_____ Date: _____
Resident Signature

_____ Date: _____
Manager's Signature